184.0	0007	0010.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,700 /	632,700
					USE VALUE:	632,700 /	632,700
					ASSESSED:	632,700 /	632,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
200		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYNCH MARGARET/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	200 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LYNCH MARGARET -
Owner 2:	-
Street 1:	200 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Wood Shingle Exterior and 1495 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	212,400		420,300	632,700
Total Card	0.138	212,400		420,300	632,700
Total Parcel	0.138	212,400		420,300	632,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.35 | /Parcel: 423.35

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124038

GIS Ref

GIS Ref

Insp Date 08/25/18

!14333!

PREVIOUS ASSESSMENT

Parcel ID: 184.0-0007-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	212,400	0	6,013.	420,300	632,700		Year end	12/23/2021
2021	101	FV	204,900	0	6,013.	420,300	625,200		Year End Roll	12/10/2020
2020	101	FV	204,900	0	6,013.	420,300	625,200	625,200	Year End Roll	12/18/2019
2019	101	FV	219,700	0	6,013.	420,300	640,000	640,000	Year End Roll	1/3/2019
2018	101	FV	219,700	0	6,013.	354,200	573,900	573,900	Year End Roll	12/20/2017
2017	101	FV	219,700	0	6,013.	324,200	543,900	543,900	Year End Roll	1/3/2017
2016	101	FV	219,700	0	6,013.	276,200	495,900	495,900	Year End	1/4/2016
2015	101	FV	182,900	0	6,013.	240,200	423,100	423,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:48:01

LAST REV

Date	Time
09/06/18	18:08:44
apro	

PAT ACCT. 14333

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYNCH MARGARET,	58247-332		1/9/2012	Convenience	1	No	No		
	10652-383		10/1/1964			No	No		N

USER DEFINED

Prior Id # 1:	124038
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/23/2008	Meas/Inspect	345	PATRIOT
1/3/2000	Meas/Inspect	263	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	7									420,274						420,300	

Total AC/HA:	0.13804	Total SF/SM:	6013	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,274	Spl Credit		Total:	420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	134.586
Other Features:	80825
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	307839
Depreciation:	95430
Depreciated Total:	212409

COMMENTS

OF=LAUNDRY SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

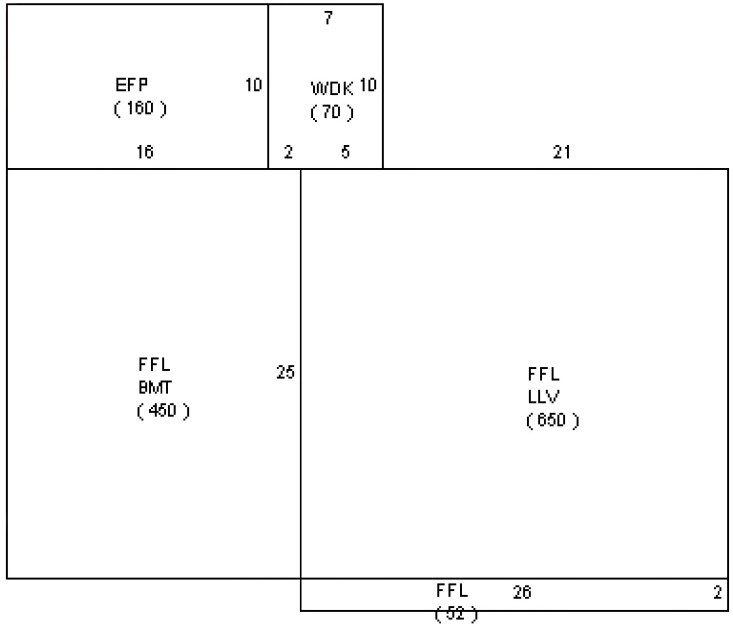
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.59
Special Features:	0	Val/Su Net:	85.58
Final Total:	212400	Val/Su SzAd	184.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,152	134.590	155,043
LLV	Lower Level	650	66.620	43,303
BMT	Basement	450	45.540	20,495
EFP	Enclos Porch	160	44.100	7,057
WDK	Deck	70	15.950	1,117

Net Sketched Area:	2,482	Total:	227,015
Size Ad	1152	Gross Area	2482	FinArea	1495
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	
LLV	100	FLA	25	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

184.0-0007-0010.0

IMAGE

AssessPro Patriot Properties, Inc